



THE MALTHOUSE
Jobs Lane | Kemerton | Gloucestershire | GL20 7HZ

HUGHES **HS** SEALEY

Welcome to... THE MALTHOUSE

Welcome to The Malthouse, a wonderful four double bedroom detached family home, located in this highly sought after village, situated on the Gloucestershire/Worcestershire borders.

Beautifully presented, the home enjoys a wealth of accommodation across the two floors and is complimented by a mature garden that enjoys a wealth of privacy as well as a super, open view across a neighbouring orchard. Add in that the property also benefits from driveway parking, a detached garage and four en suite, bedrooms, you begin to understand why viewings are so highly recommended.

Internally the home features a welcoming and spacious central hallway

which allows access to the cloakroom, the kitchen/dining room, living room and bedroom four/second reception room.

The living room is located to the far end of the building and enjoys plenty of natural light from the double aspect windows, whilst French doors also allow access onto the rear terrace. Providing a focal point to the room is a gas, living flame fire which is inset to the chimney breast.

The open plan kitchen/dining room is a lovely space enjoying a wealth of fitted units which sit alongside a host of integrated appliances.

The dining area will comfortably house a six-eight seater table and chairs.

To the head of the room, French doors open onto the central entrance hall

whilst a further door from the kitchen, leads to the separate utility room.

Completing the ground floor is bedroom four/2nd reception room. If used as a bedroom, the room is a double room and enjoys plenty of natural light from the double aspect windows. Furthermore, the room benefits from a modern, three-piece, en suite shower room.

To the upstairs is a sizeable landing area which the current sellers have adopted to become the study.

There are three double bedrooms on this floor with the principal bedroom featuring an en suite bathroom and fitted wardrobes, whilst bedrooms two and three enjoy fitted wardrobes and en suite shower rooms.















Explore outside... THE MALTHOUSE

Externally to the front is a gravelled driveway – allowing off road parking – that leads to the single garage which offers light, power and a pedestrian door to the rear garden. The garden is simply delightful and features a paved seating area, expansive lawns, well-stocked flower beds and a high degree of privacy, whilst being fully enclosed and having a wonderful backdrop over a neighbouring orchard.

LOCATION

Kemerton affords a real sense of community, with its two churches, a village hall, which holds several events plus the public house, the Crown Inn and a village coffee house.

The neighbouring village of Bredon is slightly larger and here there are further amenities to include a village shop and post office, a church, two further public houses, The Fox and Hounds and The Royal Oak. The village of Bredon also offers a rugby and football club plus a doctor's surgery and there is also a primary school. For those that play cricket, there are cricket grounds in both Westmancote and Overbury.

For those needing to commute, the M5 motorway is within a 10-minute drive and provides north and southbound junctions to Birmingham and Bristol, whilst within equal distance, is the A46 for those needing to access Warwick or Stratford.

KEY FEATURES

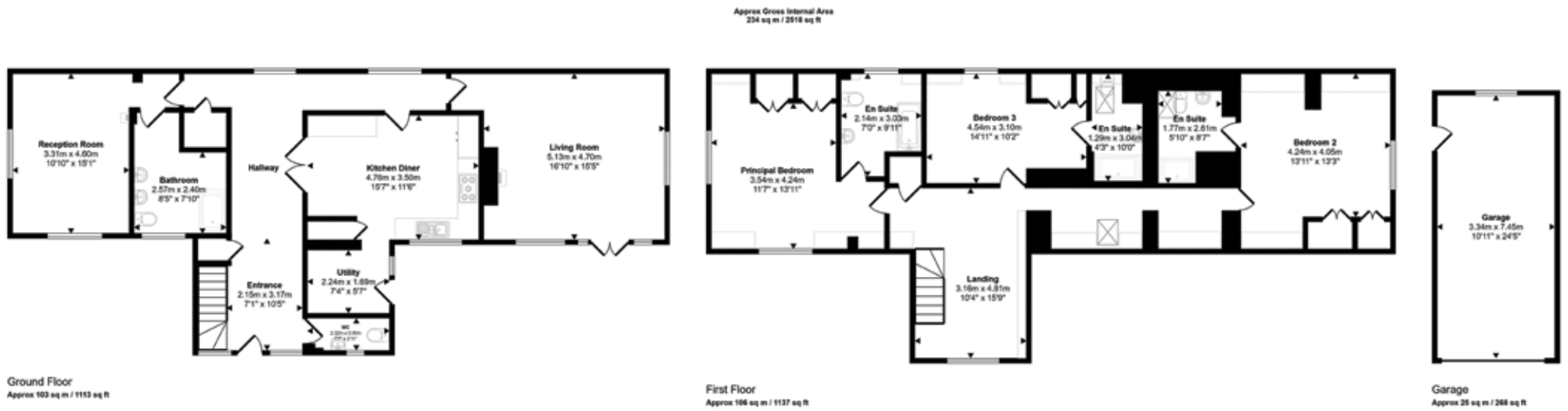
- A delightful, four double bedroom family home, located in this highly sought after village
- Well presented throughout and ready to move into and enjoy
- Driveway parking for two cars leading to detached garage, having light and power
- Stunning mature garden enjoying paved terrace, lawns and well-stocked flower beds
- The garden overlooks a neighbouring orchard and as such enjoys super views
- Spacious entrance hall, cloakroom and living room with central fireplace
- Delightful kitchen/dining room which leads to a separate utility room
- Ground floor completed by bedroom four/second reception room, with en suite shower room
- Spacious landing, three double bedrooms, all with en suites to the first floor
- Internal viewings recommended

DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: GL20 7HZ. Upon entering the lane, the property is located on your right.







Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representative only and may not look like the real items. Made with Made Snappy 360.



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